

IDENTIFICATION OF THE AREA

Name or Designation: Area 60 - Southeast King County

Boundaries: This area is located in the Southern portion of King County. The northern boundary is 277th Street South to the Green River. The boundary then follows the Green River south, then southeast to the east boundary line, which is the King/Kittitas County line. The southern boundary follows the King/Pierce County Line to the western boundary 51st Avenue South.

The Cities of Algona, Auburn, Enumclaw and Pacific, Muckleshoot Indian Reservation, and a portion of Unincorporated Southeast King County are located within Area 60.

Area 60 contains approximately 254,815 acres, of which approximately 17,214 acres are incorporated within the Cities of Algona, Auburn, Enumclaw and Pacific leaving approximately 237,601 acres in unincorporated King County.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Parcel Count for Area 60:

| Area | Neighborhood | Total Parcels | Vacant Parcels | Improved Parcels |
|--------|--------------|---------------|----------------|------------------|
| 60 | 10 | 495 | 247 | 248 |
| 60 | 20 | 512 | 206 | 306 |
| 60 | 30 | 651 | 277 | 374 |
| 60 | 40 | 562 | 236 | 326 |
| 60 | 70 | 94 | 41 | 53 |
| Totals | | 2,314 | 1,007 | 1,307 |

Area Summary:

The Western portion of Area 60 contains neighborhoods 10, 20 and 30. Algona, Auburn and Pacific are the Cities located in this area. These neighborhoods are heavily urbanized. Sales show the main influx of development has been in the area of warehousing, light manufacturing, and retail space. New developments and planned additions to these neighborhoods during 2003 include the following:

✍ Area 60, Neighborhood 10, includes the cities of Pacific and Algona and the area around the Super Mall including southwest Auburn:

- ✚ McDonalds Fast Food Restaurant (completed 2003)
- ✚ Red Robin Restaurant (completed 2003)
- ✚ OPUS PARK 167 (two buildings completed 2003)
- ✚ Hinshaw's Motorcycle (completed 2003)
- ✚ Retail Center (projected completion 7/04)
- ✚ YMCA (opening Summer of 2004)
- ✚ Junior Achievement Center (construction started 02/04)

- ✚ Boeing sold approximately 115 acres to Safeway Stores, Inc. Safeway is constructing a \$95 million Auburn distribution center on the site, with construction to start March 2004. The scheduled opening of the distribution center is in the spring of 2005. Five major buildings are planned for the site, including a 760,000 square foot grocery warehouse, a 515,000 square foot refrigerated warehouse, a recycling center, a truck maintenance garage and an administration center.

✍ Area 60, Neighborhood 20, the Central Auburn Business District:

- ✚ Redevelopment of the downtown Penney's store to 24 low-income housing units, with retail and office was completed February, 2004. This \$4.7 million renovation is the first residential building constructed in downtown Auburn in the past ten (10) years.
- ✚ The "Truit Building", Henry's Restaurant and Banquet Facility located at 102 W. Main Street was also completed in 2003.
- ✚ The city of Auburn has purchased property on E. Main Street for the purpose of relocating the Municipal Court and Police Station, renovation of an existing building is underway and should be completed early 2005.

✍ Area 60, Neighborhood 30, North Auburn and surrounds:

- ✚ Auburn Airport, owned by the City of Auburn, leased three parcels of land to developers for the construction of airplane hangers. The hangers were divided into private spaces and are being sold as condominium units. A number of the condo-airplane hangers have been sold.
- ✚ Emerald North is constructing two new warehouses having a total building area of 75,000 square feet.
- ✚ Walgreen's on Harvey Road opened in late 2003.
- ✚ Auburn Meadows Senior Community was completed in 2003.
- ✚ Emerald Court Town homes were started in 2003 and will be completed in 2004.

The Eastern portion of Area 60 contains neighborhood 40, which is primarily rural home sites, dairy farming, and recreational. The City of Enumclaw is located in neighborhood 40 and is the regional market place for Southeast King and Northeast Pierce County. Enumclaw offers a wide range of services, including a hospital, large super markets, automobile showrooms, restaurants and motels. Three state highways serve the City of Enumclaw and neighborhood 40, SR-164, SR-169 and SR-410. SR-164 links Enumclaw with Auburn and Interstate Highway 5 to the west. SR-169 goes north from Enumclaw to Renton and Interstate Highway 405 and SR-410 connects Enumclaw with Tacoma on the west and Yakima on the east. The City of Enumclaw has had a utility connection moratorium on new developments, for properties outside the city that has been in place for the past three years. The moratorium is reviewed every 6 months and was most recently extended October 2003. However, this moratorium does not restrict development if water and sewer is available; it concerns properties that are not presently served. Within the City of Enumclaw there have been a number of commercial developments either started or completed during the past year and they include the following:

✍ Area 60, Neighborhood 40, Enumclaw and surrounds:

- ✚ Second Street Extension was completed.
- ✚ Enumclaw Downtown Streetscape, the redevelopment of Cole Street was completed.
- ✚ The Corrosion Control Facility was also completed during 2003.
- ✚ Parrott's Fabrication completed the construction of a 16,500 square foot warehouse/office building located at 2401 Cole Street.

- ✚ The Courier Herald building was razed and the construction of a new building is underway.
- ✚ The Weyerhaeuser Company closed the sawmill located east of Enumclaw, effecting approximately 260 jobs.

The Central portion of Area 60 noted as neighborhood 70 is within Incorporated Auburn, however is rural in use, especially the area that lies south of the White River. Most of the Muckleshoot Indian Reservation is located in this neighborhood with the balance of the reservation located in neighborhood 40.

The Muckleshoot Reservation attracts patrons to its new Tribal Casino and Cultural Center. The development of the Muckleshoot's twenty thousand seat "White River Amphitheater" is completed after five years of hearings and delays and hosted its first concert on July 12, 2003. Also, the Muckleshoot's purchased 97 acres for \$9,000,000 adjacent to the casino from Miles Sand and Gravel.

Physical Inspection Area:

The Physical Inspection neighborhood for Area 60 is the portion of neighborhood 30 that is not zoned for industrial uses. This neighborhood includes that portion of the City of Auburn lying northerly of 8th Street North and extending to Auburn northern boundary. The total geographic area is approximately 1,920 acres or three Sections. Within this portion of neighborhood 30 there are three hundred forty three (343) parcels, excluding Improved Specialty parcels, and they were all inspected for this year's revaluation. The geographical boundaries for Area 60, neighborhood 30, are as follows:

| | |
|------------|--|
| Southerly: | 8 th Street North, Auburn, WA |
| Easterly: | The Green River |
| Northerly: | S. 277 th Street, 52 nd St. NE, Auburn, WA |
| Westerly: | West Valley Highway, Auburn, WA |

SCOPE OF DATA:

Land Value Data:

Land sales that occurred in Area 60, between the dates of January 2001 and December 2003, were investigated to determine if they were market transactions, useful in estimating land value. Forty-three (44) arm's length land sales closed during this period in Area 60. These sales were given primary consideration for valuing land as of 1/1/2004 for taxes payable in 2005. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sale Identification Section. Sales information is analyzed and investigated by the appraiser to determine if they are market transactions.

Improved Value Data :

Commercial improved sales dating from January 2001 to December 2003 were considered in the evaluation of Area 60's improved properties. Eighty Five (85) arm's length improved sales took place during this period. The sales were obtained from Excise Tax Records, Costar, Brokers and Agents. The sales used in Area 60, all were fair market "arms length" transactions reflecting market conditions. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

LAND VALUE

Preliminary Land Ratio Analysis:

A Preliminary Ratio Study was completed **before** the application of the 2004 recommended land values. This study benchmarks the current assessment level using 2003 posted land values. The study was also repeated **after** application of the 2004 recommended land values. The results are included in the validation section of this report.

| | 2003 Ratio | 2004 Ratio |
|---------------------------|------------|------------|
| Assessment Level | .925 | .904 |
| Coefficient of Dispersion | 12.83% | 7.71% |
| Coefficient of Variation | 21.81% | 11.00% |
| Standard Deviation | 20.16% | 10.48% |
| PRD | 1.00 | 1.05 |

The search for comparable land sales was made within each geographic neighborhood and expanded to include the surrounding neighborhoods within the geographic area. Location and

zoning were the major factors considered for adjustments. The following table shows the majority of land sales used in this report.

| LAND SALES BY ZONING AND PRICE PER SQUARE FOOT | | | | |
|---|-------------------------|-----------------------|----------------------|-----------------------|
| <u>ZONING</u> | <u>SALES(NO)</u> | <u>HIGH/SF</u> | <u>LOW/SF</u> | <u>AVERAGE</u> |
| M-1 & IL | 11 | \$8.02/SF | \$2.01/SF | \$5.50/SF |
| M-2 | 4 | \$5.91/SF | \$4.10/SF | \$5.06/SF |
| C-1 | 4 | \$9.00/SF | \$2.42/SF | \$5.30/SF |
| C-2/3 | 11* | \$12.08/SF | \$0.20*/SF | \$7.04*/SF |
| BN-CB-HC | 4 | \$7.18/SF | \$3.35/SF | \$5.62/SF |
| R-3/4 & RO | 9 | \$7.42/SF | \$0.93/SF | \$3.47/SF |

*includes wetland sale at \$0.20/sf, without this sale the average would be \$7.72/sf.

Sales Analysis by Neighborhood:

Area 60-10 Algona, Pacific, SE Auburn

Sub Area 10 is bounded by 15th Avenue Southeast to the north, by the Auburn Game Farm and Muckleshoot Indian Reservation to the east, by the King/Pierce County line to the south, and by 51st Avenue South to the west, adjacent to Area 50. The two retail concentrations are the Auburn Super Mall located on 15th Street SW and along Auburn Way South. The commercial zoned properties lying north of 15th Street Southwest adjacent the Super Mall have assessed values ranging from \$8.00 to \$12.00 a square foot, due to good visibility and traffic exposure. The industrial zoned properties lying south of 15th Street SW have assessed values ranging from \$4.00 to \$6.50 a square foot. These values are supported by previous sales. Lower values are on neighboring streets characterized by neighborhood businesses. Any adjustments made were to primarily improve equalization. Sixteen land sales from this neighborhood were analyzed for the 2003 assessment year. The industrial and commercial sales not in the immediate Super Mall area currently support assessed value predominately ranging from \$4.00 to \$7.00 a square foot for industrial zoned and \$3.00 to \$9.00 a square foot for commercial zoned land depending on size and location. There were two multi-family zoned sales within this neighborhood. There were only three sales in sub-area 10 after the previous lien date of 1/1/2003. These sales support current assessed valuation for industrial zoned properties and do not support a change in land values at this time. Within the industrial area Opus Northwest, LLC purchased the former Autonation USA site for \$6.25 per square foot and is in the process of constructing four industrial buildings known as Opus Park 167. During 2002 Quadrant Corporation placed a number of vacant parcels on the market via a public bid process and three non-wetland sales closed. They sold from a range of \$9.19 to \$12.18 per square foot. Two of these sales are being developed with a McDonald's fast food restaurant and a Red Robin restaurant. The largest unencumbered land sale in King County occurred in this sub area. The sale was from Boeing to Safeway for \$29,000,000 for approximately 146 acres of M-1 zoned property. Safeway plans to build a new distribution center on the site in the near future.

Area 60-20 Downtown Auburn to West Auburn

Sub area 20 is bounded on the south by 8th Street Southeast and 8th Street Northeast to the north, by the Green River to the east, and by 51st Avenue South to the west, adjacent to Area 50. The central business district (CBD) of Auburn is a distinct business district within this sub-area. As mentioned in the area summary of this report, downtown Auburn is emerging as a major retail and transit center. Many downtown single family residences have been converted into office or retail space, reflecting the growth of business surrounding them. Five land sales took place in this neighborhood during the past three years. They were analyzed for the 2004 assessment year. The sales included four industrial land sales and one office zoned sale. Current assessed value for commercial land predominately ranges from \$5.00 to \$9.00 a square foot. The higher values are found along the principle arterial streets and in the CBD, central business district of Auburn. The majority of industrial use properties are located west of downtown Auburn. One industrial zoned sale took place during 2003. Current assessed values for industrial zoned land predominately range from \$4.00 to \$6.00 a square foot. Any adjustments made were primarily to improve equalization. Recent sales do not support increases or conversely a decrease at this time.

Area 60-30 North Auburn

Sub Area 30 is bounded to the north by 277th Street South, by 124th Avenue South on the east, by 8th Street Northeast on the south, and by 51st Avenue South on the west. Industrial development is active in this area as is auto sales and related uses which are located along Auburn Way North, one of the major N/S arterials serving the City of Auburn. Sub area 20, along with sub-area 10, has experienced the most sales activity in Area 60. Sixteen land sales from this sub area were analyzed. Three of these transactions occurred after the previous lien date of 1/1/2003. Two of the sales are industrial zoned and the remaining sale was R-4, multi-family residential. Industrial zoned properties in this area are predominately assessed from \$3.00 to \$7.00 a square foot. Properties with good visibility and high traffic volume are in demand. Some values were increased as indicated by the sales primarily along Auburn Way North and 15th Street NE. Current assessed values are within range of assessed multi-family zoned land in similar competing neighborhoods. There were seven commercial zoned sales. Sales currently support the assessed values ranging from \$3.00 to \$10.00 a square foot depending on size and location. The remaining sale is a mixed zoned sale which is zoned both commercial and multifamily residential. One sale that took place in this sub area, which was not used in this analysis, was the sale from La Terra to Muckleshoot Indian Tribe. This sale was for \$73,600,000 and included approximately 158 acres and encompasses the Emerald Downs Race Tract. The sale was not considered as an arms length transaction as it was for the land only, which is subject to a long term land lease to the race tract ownership. Any adjustments made were primarily to improve equalization.

Area 60-40 SE Unincorporated King County, Enumclaw

This sub area is bounded by Lake Holm Road Southeast and Green Valley Road to the north, by the King/Kittitas County line to the east, by the King/Pierce County line to the south, and by the White River and Green Valley Road Southeast to the west. The City of Enumclaw is located in this sub area. As mentioned in the area summary of this report, Enumclaw serves as a regional market place for Southeast King and Northeast Pierce County. Six sales took place in sub area 40 and four sales occurred after the previous lien date of 1/1/2003. The commercial land sales currently support the assessed values which predominately range from \$6.00 to \$11.00 per square foot. The higher values are on the principal arterials, with lower values on neighboring streets characterized by neighborhood business. Any adjustments made to other commercially zoned properties were primarily to improve equalization. An adjustment upward is supported at this time for industrial zoned land, based upon sale dated 9/19/03 that sold for \$3.81/sf. Current assessed values for multi-family zoned property predominately range from \$3.00 to \$6.00 a square foot. No land adjustments were warranted for the unincorporated portion of area 40 at this time, due to the lack of sales activity. Any adjustments made were primarily to improve equalization.

Area 60-70 Southeast Auburn, Muckleshoot Indian Reservation

This sub area is bounded by State Highway 18 to the north, by Bridget Avenue Southeast, the White River and Green Valley Road Southeast to the east, by the King/Pierce County line to the south and by the Auburn Game Farm and Muckleshoot Indian Reservation to the west. Most of the Muckleshoot Indian Reservation is located in this unincorporated area of King County. No land sales were found in this neighborhood during the past three years. The lack of significant sales activity does not warrant any value increases in this area at this time. Some adjustments were made to achieve equalization with other similar zoned properties in this neighborhood.

Land Value Conclusions, Recommendations and Validation:

Land values were estimated based on the Sales Comparison approach. Sales were analyzed based on zoning, size, location and development potential. Changes were made based on recent land sales and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area. No adjustment to land values for Wetland/Sensitive areas subject to Sensitive Area Ordinance (SAO) was made, as the adjustments were made in prior assessment years.

The total land assessed value (specialty land included) for Area 60 Assessment Year 2003 was \$708,683,200 and the total recommended land assessed value for Assessment Year 2004 (taxes payable in 2005) is \$711,053,500. This modest increase is less than one (1) percent.

Land Value Table

| Property Types | Zone | Neighborhoods | | | |
|--------------------------|---|-------------------------------|---------------------------------|-----------------------|--|
| | | 60-10 | 60-20 | 60-30 | 60-40 |
| | Some selected values lie outside these ranges, due to special considerations | SE Auburn, Pacific, Algona | Downtown Auburn, West Auburn | North Auburn | Enumclaw, Unincorporated King County |
| | | | | | |
| Industrial Land | Auburn - M1, M2 | \$3.00 to \$7.00 /SF | \$4.00 to \$6.00 / SF | \$2.00 to \$8.00 / SF | \$1.50 TO \$4.00 / SF |
| | Algona - M1 | | | | |
| | Pacific - IL, IH | | | | |
| | Unincorporated KC/Enumclaw - LI | | | | |
| | | | | | |
| Commercial Land | Auburn - CN, C1, C2, C3, BP | \$2.00 TO \$12.00 / SF | \$5.00 TO \$10.00 / SF | \$2.50 TO \$9.00 /SF | \$6.00 TO \$10.00 / SF |
| | Algona - C1, C2 | | | | |
| | Pacific - BN, BC, | | | | |
| | Unincorporated KC/Enumclaw | | | | |
| | GO, NB, HCB, CB1, CB2 | | | | |
| | | | | | |
| Multi-Family Land | Auburn - R2, R3, R4 | \$2.25 TO \$5.50 / SF | \$2.75 TO \$7.00 / SF | \$2.00 TO \$5.50 /SF | \$3.00 TO \$6.00 / SF |
| | Algona RL, RM | | | | |
| | Pacific - RML, RMH | | | | |
| | Unincorporated KC/Enumclaw - R3, R4 | | | | |
| | | | | | |
| Residential Land | Auburn - RO, ROH | \$2.00 TO \$5.00 / SF | \$2.75 TO \$7.00 / SF | \$2.50 TO \$7.50 / SF | \$2.25 TO \$4.00 / SF |
| | Algona - RL, RM | | | | |
| | Pacific - RS | | | | |
| | Unincorporated KC/Enumclaw - R2 | | | | |

Vacant Sales for Area 060 with Sales Used

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. |
|------|-------|--------|-------|-----------|---------|--------------|-----------|---------------|-------------------------------|---------|----------|
| 060 | 010 | 030150 | 0010 | 663,924 | 1859633 | \$4,150,000 | 12/19/01 | \$6.25 | VACANT LAND | M1 | 8 |
| 060 | 010 | 030150 | 0220 | 72,424 | 2005901 | \$290,000 | 12/01/03 | \$4.00 | VACANT LAND | M1 | 1 |
| 060 | 010 | 030150 | 0315 | 52,243 | 1859804 | \$566,842 | 12/27/01 | \$10.85 | VACANT LAND | C3 | 1 |
| 060 | 010 | 030150 | 0320 | 70,193 | 1898082 | \$855,000 | 07/17/02 | \$12.18 | VACANT LAND | C3 | 2 |
| 060 | 010 | 030150 | 0350 | 115,245 | 1911448 | \$1,059,458 | 09/23/02 | \$9.19 | VACANT LAND | C3 | 3 |
| 060 | 010 | 232104 | 9005 | 19,432 | 1910535 | \$3,875 | 09/19/02 | \$0.20 | WETLANDS | C3 | 1 |
| 060 | 010 | 232104 | 9039 | 320,540 | 1894014 | \$1,056,000 | 06/26/02 | \$3.29 | VACANT LAND | C3 | 2 |
| 060 | 010 | 252104 | 9080 | 5,005,480 | 1910834 | \$29,000,000 | 09/18/02 | \$5.79 | VACANT LAND | M1 | 3 |
| 060 | 010 | 302105 | 9024 | 425,467 | 1960787 | \$450,000 | 05/19/03 | \$1.06 | VACANT LAND | R-4 | 1 |
| 060 | 010 | 302105 | 9033 | 342,202 | 1898972 | \$1,402,683 | 07/18/02 | \$4.10 | VACANT LAND | M2 | 1 |
| 060 | 010 | 312105 | 9006 | 603,741 | 1953627 | \$1,000,000 | 04/22/03 | \$1.66 | VACANT MULTI RESIDENTIAL LAND | R-4 | 1 |
| 060 | 010 | 335640 | 7930 | 133,088 | 1847601 | \$914,760 | 10/18/01 | \$6.87 | VACANT LAND | C1 | 5 |
| 060 | 010 | 375160 | 0711 | 372,542 | 1860046 | \$479,160 | 12/28/01 | \$1.29 | VACANT LAND | C3 | 3 |
| 060 | 010 | 885600 | 1895 | 13,153 | 1905696 | \$85,494 | 08/22/02 | \$6.50 | VACANT LAND | HC | 1 |
| 060 | 010 | 954300 | 1490 | 12,000 | 1866020 | \$35,000 | 01/30/02 | \$2.92 | VACANT LAND | C1 | 1 |
| 060 | 010 | 954300 | 1530 | 13,200 | 1800420 | \$32,000 | 01/19/01 | \$2.42 | VACANT LAND | C1 | 1 |
| 060 | 020 | 391500 | 0065 | 36,880 | 1806346 | \$202,800 | 03/14/01 | \$5.50 | VACANT LAND | M1 | 4 |
| 060 | 020 | 393390 | 0030 | 18,611 | 1937702 | \$110,000 | 01/08/03 | \$5.91 | VACANT COMMERCIAL LAND | M2 | 2 |
| 060 | 020 | 446340 | 0072 | 61,198 | 1921245 | \$300,000 | 11/05/02 | \$4.90 | VACANT LAND | M2 | 1 |
| 060 | 020 | 446340 | 0138 | 89,585 | 1868599 | \$452,165 | 02/15/02 | \$5.05 | VACANT LAND | M2 | 1 |
| 060 | 020 | 605340 | 0520 | 17,580 | 1878632 | \$110,313 | 03/26/02 | \$6.27 | VACANT LAND | RO | 2 |
| 060 | 030 | 000080 | 0051 | 126,157 | 1915784 | \$1,225,000 | 10/15/02 | \$9.71 | VACANT LAND | C3 | 1 |
| 060 | 030 | 000100 | 0020 | 69,417 | 1880060 | \$575,000 | 04/15/02 | \$8.28 | B P CHEMICALS | C3 | 1 |
| 060 | 030 | 000100 | 0109 | 42,920 | 1918392 | \$112,500 | 10/11/02 | \$2.62 | VACANT LAND | R4 | 1 |
| 060 | 030 | 000400 | 0005 | 180,774 | 1914107 | \$812,000 | 09/24/02 | \$4.49 | VACANT LAND | C-3/R-4 | 1 |
| 060 | 030 | 000420 | 0023 | 1,839,974 | 1960781 | \$1,810,136 | 05/21/03 | \$0.98 | VACANT LAND-51% WETLANDS | R4 | 1 |
| 060 | 030 | 030352 | 0010 | 87,114 | 1821717 | \$600,000 | 06/01/01 | \$6.89 | VACANT LAND | M1 | 2 |
| 060 | 030 | 072105 | 9055 | 158,544 | 1854683 | \$1,426,896 | 11/28/01 | \$9.00 | VACANT LAND | C1 | 1 |
| 060 | 030 | 092105 | 9041 | 76,131 | 1925860 | \$255,000 | 11/26/02 | \$3.35 | VACANT LAND | CBSO | 2 |

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|--------------------------|------|----------|
| 060 | 030 | 122104 | 9033 | 130,560 | 1904362 | \$950,000 | 08/12/02 | \$7.28 | VACANT LAND | M1 | 1 |
| 060 | 030 | 232973 | 0020 | 371,178 | 1807436 | \$2,814,825 | 03/22/01 | \$7.58 | VACANT LAND | M1 | 1 |
| 060 | 030 | 362204 | 9013 | 534,916 | 1959884 | \$1,075,450 | 05/16/03 | \$2.01 | VACANT LAND | MI | 1 |
| 060 | 030 | 509440 | 0025 | 180,338 | 1882127 | \$490,000 | 04/23/02 | \$2.72 | AUBURN MEADOWS | R-3 | 1 |
| 060 | 030 | 514310 | 0010 | 100,188 | 1795395 | \$1,000,000 | 01/02/01 | \$9.98 | HINSHAW HONDA USED CARS | C3 | 1 |
| 060 | 030 | 664960 | 0020 | 49,903 | 1839158 | \$400,000 | 08/28/01 | \$8.02 | VACANT LAND | M1 | 1 |
| 060 | 030 | 936060 | 0090 | 65,340 | 1965049 | \$224,500 | 06/12/03 | \$3.44 | INDUSTRIAL LAND/SFR | M-1 | 1 |
| 060 | 030 | 936060 | 0227 | 36,443 | 1864375 | \$291,600 | 01/17/02 | \$8.00 | VACANT COMMERCIAL LAND | C3 | 1 |
| 060 | 040 | 122006 | 9039 | 30,390 | 1998465 | \$120,000 | 10/27/03 | \$3.95 | OLD SERVICE STATION SITE | BN | 1 |
| 060 | 040 | 182008 | 9018 | 75,000 | 1939936 | \$70,000 | 02/18/03 | \$0.93 | FOREST LAND | F | 1 |
| 060 | 040 | 236100 | 0010 | 58,979 | 1976443 | \$225,000 | 07/25/03 | \$3.81 | VACANT LAND | IL | 1 |
| 060 | 040 | 252006 | 9002 | 74,286 | 1990782 | \$81,000 | 09/19/03 | \$1.09 | VACANT WETLANDS 80% | R-4 | 1 |
| 060 | 040 | 252006 | 9123 | 13,752 | 1878052 | \$75,000 | 04/03/02 | \$5.45 | VACANT LAND | HCB | 1 |
| 060 | 040 | 262006 | 9084 | 10,640 | 1986153 | \$79,000 | 09/03/03 | \$7.42 | VACANT LAND | R-3 | 1 |
| 060 | 040 | 866100 | 0171 | 10,448 | 1876282 | \$75,000 | 03/26/02 | \$7.18 | PERSON REALTY | GO | 1 |

Area 060 - Southeast
2004 Assessment Year
Using 2003

| Quadrant/Crew: | Lien Date: | Date: | Sales Dates: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------|--|--------------------|--|-------|-----------|---------|---|---------|---|---------|---|---------|---|---------|---|---------|---|---------|---|---------|---|---------|----|---------|---|---------|---|---------|---|---------|---|---------|---|
| South Crew | 1/1/2003 | 5/5/2004 | 1/1/01 - 12/01/03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area | Appr ID: | Prop Type: | Trend used?: Y / N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60 | RBUT | Land | N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SAMPLE STATISTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sample size (n) | 44 | <div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.2-0.3</td><td>1</td></tr><tr><td>0.3-0.4</td><td>0</td></tr><tr><td>0.4-0.5</td><td>0</td></tr><tr><td>0.5-0.6</td><td>1</td></tr><tr><td>0.6-0.7</td><td>0</td></tr><tr><td>0.7-0.8</td><td>2</td></tr><tr><td>0.8-0.9</td><td>2</td></tr><tr><td>0.9-1.0</td><td>6</td></tr><tr><td>1.0-1.1</td><td>23</td></tr><tr><td>1.1-1.2</td><td>4</td></tr><tr><td>1.2-1.3</td><td>2</td></tr><tr><td>1.3-1.4</td><td>2</td></tr><tr><td>1.4-1.5</td><td>1</td></tr><tr><td>1.5-1.6</td><td>0</td></tr></tbody></table> | | | Ratio | Frequency | 0.2-0.3 | 1 | 0.3-0.4 | 0 | 0.4-0.5 | 0 | 0.5-0.6 | 1 | 0.6-0.7 | 0 | 0.7-0.8 | 2 | 0.8-0.9 | 2 | 0.9-1.0 | 6 | 1.0-1.1 | 23 | 1.1-1.2 | 4 | 1.2-1.3 | 2 | 1.3-1.4 | 2 | 1.4-1.5 | 1 | 1.5-1.6 | 0 |
| Ratio | Frequency | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.2-0.3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.3-0.4 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.4-0.5 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.5-0.6 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.6-0.7 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.7-0.8 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.8-0.9 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.9-1.0 | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.0-1.1 | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.1-1.2 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.2-1.3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.3-1.4 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.4-1.5 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.5-1.6 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mean Assessed Value | 1,205,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mean Sales Price | 1,303,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation AV | 4,099,421 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation SP | 4,343,725 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASSESSMENT LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Arithmetic mean ratio | 0.925 | <div>Axis Title</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Median Ratio | 0.935 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Weighted Mean Ratio | 0.925 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIFORMITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lowest ratio | 0.1275 | <div>Ratio</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Highest ratio: | 1.3734 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coefficient of Dispersion | 12.83% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation | 0.2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coefficient of Variation | 21.81% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Price-related Differential | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RELIABILITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Median | | <div>These figures reflect ratio's before the 2004 land revalue.....</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.907 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.981 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Mean | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.865 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.984 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SAMPLE SIZE EVALUATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N (population size) | 3091 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B (acceptable error - in decimal) | 0.05 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S (estimated from this sample) | 0.2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recommended minimum: | 64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Actual sample size: | 44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conclusion: | Uh-oh | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NORMALITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Binomial Test | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # ratios below mean: | 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # ratios above mean: | 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| z: | 0.753778361 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conclusion: | Normal* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *i.e., no evidence of non-normality | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Area 060 - Southeast
2004 Assessment Year
Using 2004

| Quadrant/Crew: | Lien Date: | Date: | Sales Dates: | | | | | | | | | | | | | | | |
|-------------------------------------|-------------|--|--------------------|--|-------|-----------|-----|---|-----|---|-----|----|-----|---|-----|---|-----|---|
| South Crew | 1/1/2004 | 5/5/2004 | 1/1/01 - 12/01/03 | | | | | | | | | | | | | | | |
| Area | Appr ID: | Prop Type: | Trend used?: Y / N | | | | | | | | | | | | | | | |
| 60 | RBUT | Land | N | | | | | | | | | | | | | | | |
| SAMPLE STATISTICS | | | | | | | | | | | | | | | | | | |
| Sample size (n) | 44 | <div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.8</td><td>3</td></tr><tr><td>0.9</td><td>8</td></tr><tr><td>1.0</td><td>25</td></tr><tr><td>1.1</td><td>5</td></tr><tr><td>1.2</td><td>1</td></tr><tr><td>1.3</td><td>2</td></tr></tbody></table> | | | Ratio | Frequency | 0.8 | 3 | 0.9 | 8 | 1.0 | 25 | 1.1 | 5 | 1.2 | 1 | 1.3 | 2 |
| Ratio | Frequency | | | | | | | | | | | | | | | | | |
| 0.8 | 3 | | | | | | | | | | | | | | | | | |
| 0.9 | 8 | | | | | | | | | | | | | | | | | |
| 1.0 | 25 | | | | | | | | | | | | | | | | | |
| 1.1 | 5 | | | | | | | | | | | | | | | | | |
| 1.2 | 1 | | | | | | | | | | | | | | | | | |
| 1.3 | 2 | | | | | | | | | | | | | | | | | |
| Mean Assessed Value | 1,178,700 | | | | | | | | | | | | | | | | | |
| Mean Sales Price | 1,303,300 | | | | | | | | | | | | | | | | | |
| Standard Deviation AV | 3,829,922 | | | | | | | | | | | | | | | | | |
| Standard Deviation SP | 4,343,725 | | | | | | | | | | | | | | | | | |
| ASSESSMENT LEVEL | | | | | | | | | | | | | | | | | | |
| Arithmetic mean ratio | 0.953 | <div>These figures reflect ratio's after 2004 land revalue.</div> | | | | | | | | | | | | | | | | |
| Median Ratio | 0.940 | | | | | | | | | | | | | | | | | |
| Weighted Mean Ratio | 0.904 | | | | | | | | | | | | | | | | | |
| UNIFORMITY | | | | | | | | | | | | | | | | | | |
| Lowest ratio | 0.7623 | | | | | | | | | | | | | | | | | |
| Highest ratio: | 1.2827 | | | | | | | | | | | | | | | | | |
| Coefficient of Dispersion | 7.71% | | | | | | | | | | | | | | | | | |
| Standard Deviation | 0.1048 | | | | | | | | | | | | | | | | | |
| Coefficient of Variation | 11.00% | | | | | | | | | | | | | | | | | |
| Price-related Differential | 1.05 | | | | | | | | | | | | | | | | | |
| RELIABILITY | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Median | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.916 | | | | | | | | | | | | | | | | | |
| Upper limit | 0.981 | | | | | | | | | | | | | | | | | |
| 95% Confidence: Mean | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.922 | | | | | | | | | | | | | | | | | |
| Upper limit | 0.984 | | | | | | | | | | | | | | | | | |
| SAMPLE SIZE EVALUATION | | | | | | | | | | | | | | | | | | |
| N (population size) | 3091 | | | | | | | | | | | | | | | | | |
| B (acceptable error - in decimal) | 0.05 | | | | | | | | | | | | | | | | | |
| S (estimated from this sample) | 0.1048 | | | | | | | | | | | | | | | | | |
| Recommended minimum: | 17 | | | | | | | | | | | | | | | | | |
| Actual sample size: | 44 | | | | | | | | | | | | | | | | | |
| Conclusion: | OK | | | | | | | | | | | | | | | | | |
| NORMALITY | | | | | | | | | | | | | | | | | | |
| Binomial Test | | | | | | | | | | | | | | | | | | |
| # ratios below mean: | 25 | | | | | | | | | | | | | | | | | |
| # ratios above mean: | 19 | | | | | | | | | | | | | | | | | |
| z: | 0.753778361 | | | | | | | | | | | | | | | | | |
| Conclusion: | Normal* | | | | | | | | | | | | | | | | | |
| *i.e., no evidence of non-normality | | | | | | | | | | | | | | | | | | |

Improved Parcel Total Values:

Sales comparison approach model description

The sales comparison approach reflects the principles of supply and demand, balance, externalities, and substitution. The sales comparison approach is preferred when there are adequate sales data. The model for sales comparison is based on four characteristics, 1) predominant use, i.e. zoning, 2) effective age, 3) condition and 4) size. These characteristics are taken from the Assessor's records. A search was made for sales data that most closely fit the subject property within each geographic area. From January 2001 to January 2004 there were 85 improved sales in Area 60; all were fair market "arms length" transactions reflective of market conditions. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

Sales comparison calibration

The search for comparable sales was made within each geographic neighborhood and expanded to include the surrounding neighborhoods within the geographic area. Location, quality and effective age were factors considered for adjustments.

The table below illustrates the typical property types in area 60.

| | | |
|----------------------------------|--|-------------------------------------|
| Office Buildings (7) | Sale Price Range/Sq Ft -\$79 to \$170 | Mean Sales Price/Sq Ft-\$116 |
| Retail Stores (14) | Sale Price Range/Sq Ft -\$23 to \$312 | Mean Sales Price/Sq Ft-\$109 |
| Warehouse/Industrial (16) | Sale Price Range/Sq Ft -\$39 to \$130 | Mean Sales Price/Sq Ft-\$68 |
| Medical Offices (7) | Sale Price Range/Sq Ft -\$81 to \$143 | Mean Sales Price/Sq Ft-\$115 |
| Service Buildings (9) | Sale Price Range/Sq Ft -\$51 to \$152 | Mean Sale Price/Sq Ft-\$76 |
| Restaurants (6) | Sale Price Range/Sq Ft -\$58 to \$144 | Mean Sales Price/Sq Ft-\$110 |
| Day Care Centers (3) | Sale Price Range/Sq Ft-\$141 to \$208 | Mean Sales Price/Sq Ft-\$175 |

Cost approach model description

The Marshall & Swift Commercial Estimator is automatically calculated on all properties. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations and public utility buildings, and served also as value indicators for new construction projects. Cost estimates were also relied upon for special use properties where no income data or market comparable data existed.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in the area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

Income tables were developed for all neighborhoods in Area 60 for income capitalization. The list of tables created for each neighborhood is contained in the appendix to this report. “No income” tables were created for properties where the income approach is not applicable; examples of these types of properties are churches, schools, fire stations and for those special use properties where no income information exists.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor’s records. The economic rents used in the income tables were derived from rents, expenses and rates collected in the market place, i.e. data collected in the field both actual and asking, market sales data and fee appraisals, journals, publications and the Rental Survey included in the Addenda. The tables used are included in the Addenda of this report. The following table shows the rental rates, vacancy, expenses and capitalization rates for the various property types found in Area 60.

| Neighborhood | Property Type | Rent Range | Vacancy & Credit Loss | Expense Range | Capitalization Rate Range |
|---------------------|----------------------|-------------------|----------------------------------|----------------------|----------------------------------|
| 10 | Office | \$8 to \$20 | 5% to 10% | 25% to 30% | 8.5% to 12% |
| | Retail | \$7 to \$15 | 7% to 10% | 10% to 15% | 8.5% to 10.5% |
| | Warehouse/Indus | \$2 to \$6.50 | 7% to 10% | 7.50% to 10.5% | 9% to 11% |
| | Restaurant | \$12 to \$20 | 7% | 10% | 9% to 11% |
| | Markets | \$6.50 to \$13.50 | 5% to 10% | 10% | 9% to 11% |
| 20 | Office | \$8 to \$20 | 5% to 10% | 25% to 30% | 8.5% to 12% |
| | Retail | \$7 to \$15 | 7% to 10% | 10% to 15% | 8.5% to 10.5% |
| | Warehouse/Indus | \$2 to \$6.50 | 7% to 10% | 7.50% to 10.5% | 9% to 11% |
| | Restaurant | \$12 to \$20 | 7% | 10% | 9% to 11% |
| | Markets | \$6.50 to \$13.50 | 5% to 10% | 10% | 9% to 11% |
| 30 | Office | \$8 to \$20 | 5% to 10% | 25% to 30% | 8.5% to 12% |
| | Retail | \$7 to \$15 | 7% to 10% | 10% to 15% | 8.5% to 10.5% |
| | Warehouse/Indus | \$2 to \$6.50 | 7% to 10% | 7.50% to 10.5% | 9% to 11% |
| | Restaurant | \$12 to \$20 | 7% | 10% | 9% to 11% |
| | Markets | \$6.50 to \$13.50 | 5% to 10% | 10% | 9% to 11% |
| 40 | Office | \$8 to \$20 | 5% to 10% | 25% to 30% | 8.5% to 12% |
| | Retail | \$7 to \$15 | 7% to 10% | 10% to 15% | 8.5% to 10.5% |
| | Warehouse/Indus | \$2 to \$6.50 | 7% to 10% | 7.50% to 10.5% | 9% to 11% |
| | Restaurant | \$12 to \$20 | 7% | 10% | 9% to 11% |
| | Markets | \$6.50 to \$13.50 | 5% to 10% | 10% | 9% to 11% |
| 70 | Office | \$7 to \$20 | 5% to 10% | 25% to 30% | 8.5% to 12% |
| | Retail | \$7 to \$15 | 7% to 10% | 10% to 15% | 8.5% to 10.5% |
| | Warehouse/Indus | \$1.75 to \$5.50 | 7% to 10% | 7.50% to 10.5% | 9% to 11% |
| | Restaurant | \$12 to \$20 | 7% | 10% | 9% to 11% |
| | Markets | \$6.50 to \$13.50 | 5% to 10% | 10% | 9% to 11% |

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

A ratio study was created for the Area 60. The results of the ratio study showed compliance with IAAO assessments standards and indicated that Area 60 was at a proper assessment level. Equity between improved parcels has been improved as shown by the improvement in the C.O.V from 17.38% to 8.06%, the C.O.D. from 11.68% to 5.93% and the Assessment Level was raised to 93.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts and are shown in the chart below:

| | 2003 Ratio | 2004Ratio |
|----------------------------|-------------------|------------------|
| Assessment Level | 87.8% | 93.8% |
| Coefficient of Dispersion | 11.68% | 5.93% |
| Coefficient of Variation | 17.38% | 8.06% |
| Standard Deviation | 15.29% | 7.72% |
| Price Related Differential | 1.00 | 1.02 |

The area appraisers for correctness of the table application individually reviewed all parcels before final value selected. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied vary somewhat but falls within an acceptable range of variation from the established guideline. The Senior Appraisers, before posting, reviewed final value selects.

Model Validation

Total Value Conclusions, Recommendations and Validation:

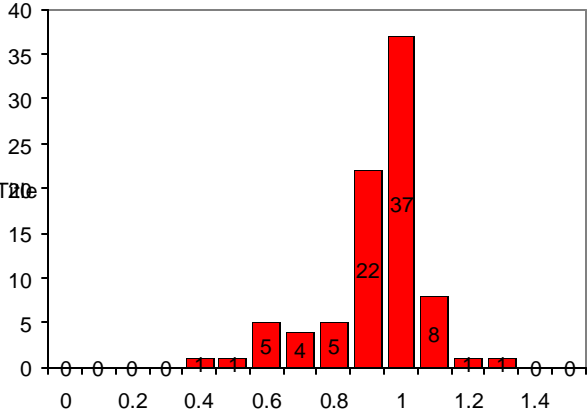
Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The total assessed value for assessment year 2003 was \$1,543,101,150. The total recommended assessed value for the 2004 assessment year is \$1,572,884,950. They are presented in the following chart. The increase is due primarily the new construction in the area.

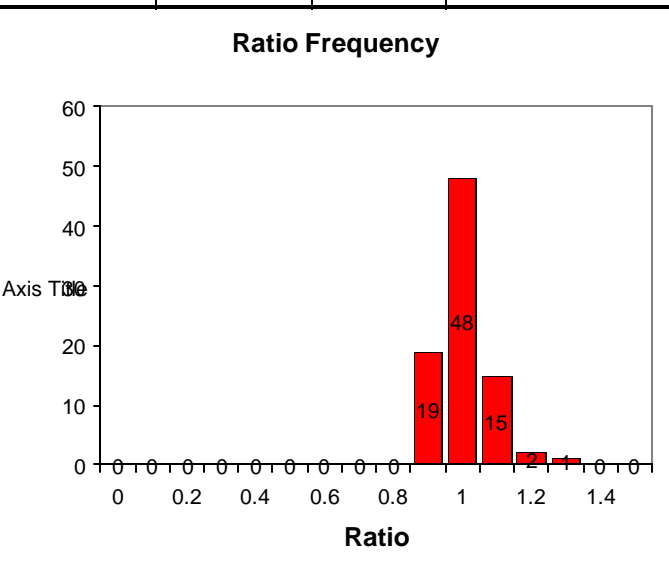
| | 2003 Total | 2004 Total | \$ Increase | % Change |
|--------------------|------------------------|------------------------|---------------------|-----------------|
| Total Value | \$1,543,101,150 | \$1,572,884,950 | \$29,783,800 | 1.93% |

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office.

Area 060 SOUTHEAST
2004 Assessment Year
Using 2003 Values

| Quadrant/Crew: | Lien Date: | Date: | Sales Dates: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------|---|--------------------|-------------|-----------|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|----|-------------|----|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|
| South Crew | 1/1/2003 | 5/5/2004 | 1/1/01 - 12/19/03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area | Appr ID: | Prop Type: | Trend used?: Y / N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60 | RBUT | Improvement | N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SAMPLE STATISTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sample size (n) | 85 | <div>Ratio Frequency</div>  <p>Axis Title</p> <p>Ratio</p> <table border="1"><caption>Histogram Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.40 - 0.45</td><td>1</td></tr><tr><td>0.45 - 0.50</td><td>1</td></tr><tr><td>0.50 - 0.55</td><td>1</td></tr><tr><td>0.55 - 0.60</td><td>5</td></tr><tr><td>0.60 - 0.65</td><td>4</td></tr><tr><td>0.65 - 0.70</td><td>5</td></tr><tr><td>0.70 - 0.75</td><td>22</td></tr><tr><td>0.75 - 0.80</td><td>37</td></tr><tr><td>0.80 - 0.85</td><td>8</td></tr><tr><td>0.85 - 0.90</td><td>1</td></tr><tr><td>0.90 - 0.95</td><td>1</td></tr><tr><td>0.95 - 1.00</td><td>1</td></tr><tr><td>1.00 - 1.05</td><td>0</td></tr><tr><td>1.05 - 1.10</td><td>0</td></tr></tbody></table> | | Ratio Range | Frequency | 0.40 - 0.45 | 1 | 0.45 - 0.50 | 1 | 0.50 - 0.55 | 1 | 0.55 - 0.60 | 5 | 0.60 - 0.65 | 4 | 0.65 - 0.70 | 5 | 0.70 - 0.75 | 22 | 0.75 - 0.80 | 37 | 0.80 - 0.85 | 8 | 0.85 - 0.90 | 1 | 0.90 - 0.95 | 1 | 0.95 - 1.00 | 1 | 1.00 - 1.05 | 0 | 1.05 - 1.10 | 0 |
| Ratio Range | Frequency | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.40 - 0.45 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.45 - 0.50 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.50 - 0.55 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.55 - 0.60 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.60 - 0.65 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.65 - 0.70 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.70 - 0.75 | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.75 - 0.80 | 37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.80 - 0.85 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.85 - 0.90 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.90 - 0.95 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.95 - 1.00 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.00 - 1.05 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.05 - 1.10 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mean Assessed Value | 685,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mean Sales Price | 780,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation AV | 896,472 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation SP | 992,323 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASSESSMENT LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Arithmetic mean ratio | 0.880 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Median Ratio | 0.921 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Weighted Mean Ratio | 0.878 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIFORMITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lowest ratio | 0.3826 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Highest ratio: | 1.2267 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coefficient of Dispersion | 11.68% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation | 0.1529 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coefficient of Variation | 17.38% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Price-related Differential | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RELIABILITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Median | | <div>These figures reflect improvement ratios before revaluation.....</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.891 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.954 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Mean | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.848 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.913 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SAMPLE SIZE EVALUATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N (population size) | 1221 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B (acceptable error - in decimal) | 0.05 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S (estimated from this sample) | 0.1529 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recommended minimum: | 36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Actual sample size: | 85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conclusion: | OK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NORMALITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Binomial Test | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # ratios below mean: | 31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # ratios above mean: | 54 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| z: | 2.386235036 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conclusion: | Non-normal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *i.e., no evidence of non-normality | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Area 060 SOUTHEAST
2004 Assessment Year
Using 2004 Values

| | | | |
|-------------------------------------|-------------|--|--------------------|
| Quadrant/Crew: | Lien Date: | Date: | Sales Dates: |
| South Crew | 1/1/2004 | 5/5/2004 | 1/1/01 - 12/19/03 |
| Area | Appr ID: | Prop Type: | Trend used?: Y / N |
| 60 | RBUT | Improvement | N |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 85 | <div>Ratio Frequency</div>  | |
| Mean Assessed Value | 732,300 | | |
| Mean Sales Price | 780,800 | | |
| Standard Deviation AV | 892,011 | | |
| Standard Deviation SP | 992,323 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic mean ratio | 0.958 | | |
| Median Ratio | 0.962 | | |
| Weighted Mean Ratio | 0.938 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.8078 | | |
| Highest ratio: | 1.2412 | | |
| Coefficient of Dispersion | 5.93% | | |
| Standard Deviation | 0.0772 | | |
| Coefficient of Variation | 8.06% | | |
| Price-related Differential | 1.02 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | <div>These figures reflect improvement ratios after calculations are completed for 2004 assessment year.....</div> | |
| Lower limit | 0.943 | | |
| Upper limit | 0.973 | | |
| 95% Confidence: Mean | | | |
| Lower limit | 0.942 | | |
| Upper limit | 0.975 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 1221 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.0772 | | |
| Recommended minimum: | 9 | | |
| Actual sample size: | 85 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 38 | | |
| # ratios above mean: | 47 | | |
| z: | 0.867721831 | | |
| Conclusion: | Normal* | | |
| *i.e., no evidence of non-normality | | | |

Improvement Sales for Area 060 with Sales Used

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|-----------------------------|------|----------|-----------|
| 060 | 010 | 030150 | 0310 | 5,055 | 1860794 | \$650,000 | 12/20/01 | \$128.59 | VACANT RESTAURANT | C3 | 1 | 2 |
| 060 | 010 | 192105 | 9152 | 2,972 | 1909084 | \$530,000 | 09/09/02 | \$178.33 | TENDER YEARS | C3 | 1 | 2 |
| 060 | 010 | 192105 | 9154 | 1,872 | 1840063 | \$265,000 | 08/27/01 | \$141.56 | DAY CARE | C3 | 2 | 2 |
| 060 | 010 | 302105 | 9076 | 240 | 1937503 | \$4,299,475 | 01/29/03 | N/A | AUBURN GREEN MH PARK | RMHP | 2 | 2 |
| 060 | 010 | 335340 | 3060 | 1,736 | 1889954 | \$226,000 | 05/28/02 | \$130.18 | BIG BOY TOYS | IL | 1 | 2 |
| 060 | 010 | 335640 | 7840 | 5,444 | 1998720 | \$727,000 | 10/28/03 | \$133.54 | ROYAL BEAR TAVERN | C1 | 1 | 2 |
| 060 | 010 | 858140 | 0100 | 1,728 | 1850675 | \$110,000 | 11/02/01 | \$63.66 | A STREET AUTO SALES | C3 | 1 | 2 |
| 060 | 010 | 869520 | 0027 | 2,688 | 1839345 | \$215,000 | 08/30/01 | \$79.99 | RESSE'S AUTO REPAIR | C3 | 1 | 2 |
| 060 | 010 | 869520 | 0027 | 2,688 | 1999055 | \$275,000 | 10/29/03 | \$102.31 | DISTRIBUDOORS | C3 | 1 | 2 |
| 060 | 010 | 869520 | 0035 | 753 | 1959139 | \$350,000 | 05/09/03 | \$464.81 | SFR USED AS OFFICE | C3 | 1 | 2 |
| 060 | 010 | 885600 | 2040 | 23,000 | 1876426 | \$1,125,000 | 03/26/02 | \$48.91 | 3 WHSES | BC | 1 | 2 |
| 060 | 010 | 954300 | 0005 | 2,222 | 1815504 | \$270,000 | 04/27/01 | \$121.51 | BLUE HERON BAKERY & DELI | C1 | 1 | 2 |
| 060 | 010 | 954300 | 1510 | 2,400 | 1953764 | \$245,000 | 04/17/03 | \$102.08 | CHETS ROOFING MATERIAL | C-1 | 1 | 2 |
| 060 | 020 | 048900 | 0085 | 14,800 | 1928997 | \$1,020,000 | 12/18/02 | \$68.92 | RETAIL & APTS | C2 | 1 | 2 |
| 060 | 020 | 049200 | 0070 | 4,992 | 1814776 | \$470,000 | 04/30/01 | \$94.15 | WOMENS & CHILDRENS CLINIC | ROH | 1 | 2 |
| 060 | 020 | 049200 | 0463 | 26,080 | 1965605 | \$815,500 | 06/02/03 | \$31.27 | MEL'S HARDWARE | C3 | 2 | 2 |
| 060 | 020 | 049200 | 0480 | 1,112 | 1822160 | \$145,500 | 06/05/01 | \$130.85 | KRANLICH INSURANCE | C1 | 1 | 2 |
| 060 | 020 | 083500 | 0035 | 3,081 | 1902607 | \$160,000 | 08/07/02 | \$51.93 | AMERICAN AUTOS | C3 | 1 | 2 |
| 060 | 020 | 173580 | 0060 | 1,300 | 2010415 | \$210,000 | 12/19/03 | \$161.54 | ATTITUDE ADJUSTMENT | C1 | 1 | 2 |
| 060 | 020 | 182105 | 9004 | 15,364 | 1948515 | \$2,043,200 | 03/31/03 | \$132.99 | OFFICE AND RETAIL | C3 | 1 | 2 |
| 060 | 020 | 182105 | 9069 | 9,926 | 1877181 | \$510,000 | 03/29/02 | \$51.38 | PIC WAY SHOES | C3 | 1 | 2 |
| 060 | 020 | 374760 | 0010 | 3,906 | 1860034 | \$269,000 | 12/22/01 | \$68.87 | FITCHITT & NUBER INC PS CPA | RO | 1 | 2 |
| 060 | 020 | 391500 | 0175 | 7,200 | 1815784 | \$590,000 | 04/27/01 | \$81.94 | NATIONAL CONCRETE CUTTING | M1 | 1 | 2 |
| 060 | 020 | 446340 | 0071 | 34,425 | 1860178 | \$1,450,000 | 12/27/01 | \$42.12 | WAREHOUSE KITCHEN SALES | M2 | 2 | 2 |
| 060 | 020 | 540160 | 0160 | 1,112 | 1804851 | \$157,000 | 03/08/01 | \$141.19 | H2O SYSTEMS | C3 | 1 | 2 |
| 060 | 020 | 605340 | 0140 | 9,500 | 1816350 | \$700,000 | 05/08/01 | \$73.68 | MIKE WOOD APPLIANCE | C1 | 2 | 2 |
| 060 | 020 | 733140 | 0007 | 2,366 | 2004884 | \$260,000 | 11/25/03 | \$109.89 | PECKENPAUGH DRUGS | C2 | 1 | 2 |
| 060 | 020 | 733140 | 0035 | 2,000 | 1803496 | \$135,000 | 02/26/01 | \$67.50 | COUNTRY SPICE | C2 | 1 | 2 |
| 060 | 020 | 733140 | 0055 | 24,480 | 1905356 | \$1,330,000 | 08/16/02 | \$54.33 | TAVERN-RETAIL-HOTEL | C2 | 1 | 2 |
| 060 | 020 | 733140 | 0605 | 2,220 | 1845943 | \$337,828 | 10/09/01 | \$152.17 | CAR WASH | C3 | 1 | 2 |
| 060 | 020 | 781620 | 0115 | 2,470 | 1809694 | \$172,000 | 03/30/01 | \$69.64 | V-DUB CENTRAL | C2 | 1 | 2 |
| 060 | 020 | 869810 | 0046 | 2,090 | 1901847 | \$230,000 | 08/01/02 | \$110.05 | JOHNS DDS. DENTISTRY | C2 | 1 | 2 |
| 060 | 020 | 984330 | 0016 | 2,400 | 1873657 | \$180,000 | 03/06/02 | \$75.00 | HOLT & ASSOCIATES | C3 | 1 | 2 |
| 060 | 030 | 000100 | 0008 | 44,616 | 1855449 | \$3,200,000 | 11/28/01 | \$71.72 | AUBURN CHEVROLET | C3 | 1 | 2 |
| 060 | 030 | 000400 | 0032 | 4,530 | 1938758 | \$600,000 | 02/12/03 | \$132.45 | HARPOLD & LEININGER | C3 | 1 | 2 |

Improvement Sales for Area 060 with Sales Used

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|-------------------------------|-------|----------|-----------|
| 060 | 030 | 012104 | 9040 | 46,376 | 1798726 | \$3,000,000 | 01/25/01 | \$64.69 | LIGHT INDUSTRIAL | M1 | 1 | 2 |
| 060 | 030 | 030350 | 0150 | 13,288 | 2003947 | \$928,000 | 11/19/03 | \$69.84 | ALL-PHASE ELECTRIC SUPPLY | M1 | 1 | 2 |
| 060 | 030 | 030350 | 0170 | 11,875 | 1805988 | \$680,000 | 03/15/01 | \$57.26 | OFFICE - WAREHOUSE | M1 | 1 | 2 |
| 060 | 030 | 030352 | 0010 | 38,496 | 1927462 | \$3,075,000 | 12/13/02 | \$79.88 | TWO WAREHOUSES | M1 | 2 | 2 |
| 060 | 030 | 072105 | 9047 | 8,980 | 1802286 | \$1,872,500 | 02/22/01 | \$208.52 | KIDS COUNTRY DAYCARE | C1 | 1 | 2 |
| 060 | 030 | 072105 | 9052 | 45,324 | 1929703 | \$6,415,000 | 12/05/02 | \$141.54 | OFFICE MAX, ETAL | C1 | 3 | 2 |
| 060 | 030 | 112104 | 9034 | 20,220 | 1994948 | \$1,233,000 | 10/14/03 | \$60.98 | WAREHOUSE | M1 | 1 | 2 |
| 060 | 030 | 129160 | 0060 | 14,224 | 1820569 | \$1,050,000 | 05/30/01 | \$73.82 | INTERNATIONAL PRODUCTS | M1 | 1 | 2 |
| 060 | 030 | 158060 | 0010 | 6,988 | 1849943 | \$925,000 | 10/18/01 | \$132.37 | RETAIL/OFFICE | C3 | 1 | 2 |
| 060 | 030 | 333990 | 0270 | 7,535 | 1860828 | \$572,500 | 01/01/02 | \$75.98 | AUBURN SPORTS & MARINE | C1 | 1 | 2 |
| 060 | 030 | 333990 | 0285 | 2,000 | 1860043 | \$235,000 | 12/27/01 | \$117.50 | "BUDS UPHOLSTERY" | C1 | 1 | 2 |
| 060 | 030 | 333990 | 0825 | 1,770 | 1964666 | \$245,000 | 06/06/03 | \$138.42 | BONJORNI & KONTOS ATTY | RO | 1 | 2 |
| 060 | 030 | 333990 | 0905 | 5,833 | 1959037 | \$625,000 | 05/15/03 | \$107.15 | AUBURN EYE CLINIC | ROSPU | 1 | 2 |
| 060 | 030 | 512540 | 0065 | 5,647 | 1888759 | \$575,000 | 05/27/02 | \$101.82 | ELKS LODGE, | C3 | 1 | 2 |
| 060 | 030 | 512540 | 0130 | 5,550 | 1892217 | \$700,000 | 06/11/02 | \$126.13 | NATIONAL AUTO PARTS | C3 | 1 | 2 |
| 060 | 030 | 512540 | 0160 | 4,500 | 1837787 | \$303,000 | 08/13/01 | \$67.33 | ERIC'S AUTOMOTIVE SERVICE | C3 | 1 | 2 |
| 060 | 030 | 514310 | 0050 | 9,640 | 1867728 | \$850,000 | 02/04/02 | \$88.17 | PACIFIC CONCRETE | M2 | 1 | 2 |
| 060 | 030 | 885550 | 0061 | 50,000 | 1984174 | \$2,742,800 | 08/26/03 | \$54.86 | SPEARS MFG CO | M1 | 1 | 2 |
| 060 | 030 | 885551 | 0030 | 11,970 | 1795553 | \$810,000 | 01/03/01 | \$67.67 | WAREHOUSE | M1 | 1 | 2 |
| 060 | 030 | 936000 | 0098 | 24,000 | 1977142 | \$1,468,000 | 07/21/03 | \$61.17 | RAINE MFG | M1 | 1 | 2 |
| 060 | 030 | 936000 | 0152 | 1,026 | 1807560 | \$80,000 | 03/23/01 | \$77.97 | AUTO SHOP | I | 1 | 2 |
| 060 | 030 | 936060 | 0246 | 4,500 | 1811237 | \$650,000 | 04/06/01 | \$144.44 | DELI & SANDWICH SHOP | C-3 | 1 | 2 |
| 060 | 030 | 936060 | 0246 | 4,500 | 2001406 | \$725,000 | 11/07/03 | \$161.11 | DELI & SANDWICH SHOP | C-3 | 1 | 2 |
| 060 | 040 | 012005 | 9039 | 4,386 | 1999695 | \$500,000 | 10/31/03 | \$114.00 | HEALTH FOODS | RA | 1 | 2 |
| 060 | 040 | 192007 | 9118 | 6,653 | 1851813 | \$900,000 | 11/08/01 | \$135.28 | MEDICAL CLINIC | GO | 1 | 2 |
| 060 | 040 | 192007 | 9124 | 7,090 | 1885565 | \$380,000 | 05/10/02 | \$53.60 | MULTI-TENANT AUTO SERVICE CTR | IL | 1 | 2 |
| 060 | 040 | 232006 | 9299 | 2,400 | 1989582 | \$256,000 | 07/01/03 | \$106.67 | C P A OFFICE | GO | 1 | 2 |
| 060 | 040 | 236100 | 0140 | 26,028 | 1942977 | \$1,016,000 | 03/03/03 | \$39.03 | OSBOURNE INOVATIVE PRODUCTS | IL | 5 | 2 |
| 060 | 040 | 236180 | 0005 | 5,000 | 1997805 | \$395,000 | 10/20/03 | \$79.00 | RESTAURANT | CB2 | 1 | 2 |
| 060 | 040 | 236180 | 0140 | 1,500 | 1849468 | \$92,500 | 10/29/01 | \$61.67 | RETAIL | CB2 | 1 | 2 |
| 060 | 040 | 236180 | 0225 | 2,500 | 1796388 | \$135,000 | 01/05/01 | \$54.00 | LEO'S APPAREL | CB2 | 1 | 2 |
| 060 | 040 | 236180 | 0300 | 5,000 | 1805833 | \$275,000 | 03/14/01 | \$55.00 | SHOE REPAIR-APTS-OFFICE | CB2 | 1 | 2 |
| 060 | 040 | 242006 | 9020 | 2,520 | 1962586 | \$95,000 | 05/29/03 | \$37.70 | BUS SERVICE GARAGE | R-2 | 1 | 2 |

Improvement Sales for Area 060 with Sales Used

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|------------------------------|------|----------|-----------|
| 060 | 040 | 242006 | 9414 | 7,400 | 1911288 | \$515,000 | 09/16/02 | \$69.59 | WAREHOUSE AND SHOP BUILDING | LI | 1 | 2 |
| 060 | 040 | 242006 | 9440 | 2,880 | 1947652 | \$308,000 | 03/26/03 | \$106.94 | WAREHOUSE | BCH | 2 | 2 |
| 060 | 040 | 242006 | 9464 | 20,880 | 1945939 | \$425,000 | 03/18/03 | \$20.35 | VACANT BUILDING | IL | 1 | 2 |
| 060 | 040 | 242006 | 9535 | 6,860 | 1822315 | \$425,000 | 06/04/01 | \$61.95 | ACCOUNTABLE MOVING & STORAGE | IL | 1 | 2 |
| 060 | 040 | 252006 | 9093 | 3,584 | 1821735 | \$342,500 | 06/04/01 | \$95.56 | RAINIER SPORTSMAN | BCH | 2 | 2 |
| 060 | 040 | 262006 | 9052 | 22,640 | 1885995 | \$155,000 | 04/01/02 | \$6.85 | STEEL FABRICATING | R3 | 1 | 2 |
| 060 | 040 | 262006 | 9160 | 3,800 | 1853458 | \$310,000 | 11/20/01 | \$81.58 | MEDICAL OFFICES | BCH | 2 | 2 |
| 060 | 040 | 712730 | 0005 | 16,920 | 1910726 | \$1,000,000 | 09/16/02 | \$59.10 | COPELAND LUMBER | HBC | 5 | 2 |
| 060 | 040 | 800460 | 0005 | 15,800 | 1805776 | \$370,500 | 03/12/01 | \$23.45 | ENUMCLAW FURNITURE | CB1 | 2 | 2 |
| 060 | 040 | 800460 | 0050 | 5,000 | 1891392 | \$235,000 | 05/31/02 | \$47.00 | ALPINE CLEANERS | CB1 | 1 | 2 |
| 060 | 040 | 800460 | 0065 | 1,815 | 1833559 | \$260,000 | 07/27/01 | \$143.25 | DECKER DENTISTRY | CB2 | 1 | 2 |
| 060 | 040 | 800510 | 0630 | 6,000 | 1819838 | \$350,000 | 05/18/01 | \$58.33 | RETAIL | CB2 | 1 | 2 |
| 060 | 040 | 800510 | 0660 | 3,000 | 1973654 | \$175,000 | 06/20/03 | \$58.33 | RETAIL | CB2 | 1 | 2 |
| 060 | 040 | 866100 | 0170 | 1,440 | 1944513 | \$245,000 | 03/07/03 | \$170.14 | PERSON REALTY | GO | 1 | 2 |
| 060 | 070 | 202105 | 9055 | 4,800 | 1944738 | \$625,000 | 03/07/03 | \$130.21 | PAWN X CHANGE | C3 | 1 | 2 |
| 060 | 070 | 212105 | 9040 | 2,400 | 1960283 | \$750,000 | 05/19/03 | \$312.50 | DAY & NIGHT GROCERY | R3 | 2 | 2 |
| 060 | 070 | 212105 | 9157 | 13,413 | 2005259 | \$1,800,000 | 11/26/03 | \$134.20 | LINE RETAIL STORE | CN | 2 | 2 |